

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Le Rocher Haitian Baptist Church

**Case #:** 18-R-03

**Date:** 3/11/03

**Comments:**

No Comments

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Le Rocher Haitian Baptist Church      **Case #:** 18-R-03

**Date:** 3/11/03

#### **Comments:**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. There is insufficient stacking distance as required by Code from Davie Blvd. A forty-four (44) foot stacking area is required from the property line to the first cross movement or parking space.
3. There is insufficient stacking distance as required by Code from S.W. 34 Avenue. A twenty-two (22) foot stacking area is required from the property line to the first parking space.
4. Remove the connecting driveway between the ingress and egress on Davie Boulevard. This connection complicates site circulation and is within the required clear sight triangle at the egress.
5. Dimension clearly the handicap parking spaces. Note that twelve (12) foot wide by eighteen (18) foot long space is required for each parking space, with a five (5) foot access aisle.
6. Provide angle on the angled parking spaces proposed, and indicate typical on those dimensions provided.

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7. A photometric (lighting) plan is required in accordance with Section 47-20.14 of the City Code.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Le Rocher Haitian Baptist Church      **Case #:** 18-R-03

**Date:** 3/11/03

**Comments:**

N/C (No comments.)

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<b>Division:</b>	Info. Systems	<b>Member:</b>	Mark Pallans (GRG) 954-828-5790
<b>Project Name:</b>	Le Rocher Haitian Baptist Church	<b>Case #:</b>	18-R-03
<b>Date:</b>	3/11/03		

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Le Rocher Haitian Baptist Church

**Case #:** 18-R-03

**Date:** 3/11/03

**Comments:**

1. Landscape bufferyard requirements apply where this property abuts residential Zoning.
2. Where more than 2 spaces in a row terminates in an aisle or driveway, an 8' wide peninsula tree island is required.
3. Indicate requirements for irrigation.
4. Continuous screen required (hedge) where a vehicular use area adjoins an abutting property. This would be 24" ht. at time of planting, maintained at 30".
5. Landscape plan must list the species and ht. of required trees.

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**Division:** Planning

**Member:** Kevin Erwin  
954-828-6534

**Project Name:** Le Rocher Haitian Baptist Church

**Case #:** 18-R-03

**Date:** 3/11/03

**Comments:**

Request: Site Plan Level II / Change of Use Retail to House of Worship

1. This is a new use and must meet all current code requirements.
2. Dimension the distance from the property line to the first parking space.
3. Discuss the possible closure of the drive aisle on the east side of the building.
4. Provide street trees along Davie Blvd. and S.W. 34 Street according to Sec 47-25.2.M.9.
5. Discuss parking layout and circulation with the Engineering Rep.
6. Provide a copy of the cross access agreement with the adjoining property to the east.
7. Show adjacent curb cuts on the site plan. Show the outline of adjacent building on the site plan.
8. Show all exterior doors on the site plan. Exterior doors shall not open into vehicle travelways.
9. There is a conflict between the landscape plan and the site plan regarding the access to the adjacent property to the east.
10. Discuss removal of the drive connecting the east and west entryways at the north end of the property with the Engineering Rep.
11. The 90 degree parking at the south end of the property requires a 24' drive aisle, only 23' has been indicated.

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12. This development is subject to Sec. 47-25.3, Neighborhood Compatibility Requirements as follows:
- a. Lighting. No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property. Submit a photometric diagram.
  - b. Control of appearance. The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.
  - c. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.
  - d. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.
  - e. Bufferyard requirements. When a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall include trees, shrubs, and ground cover as provided in Sec. 47-21. No parking spaces or dumpster shall be located within 12 feet of the property line next to residential.
  - f. A wall a minimum of 6' in height which incorporates decorative features on the residential side shall be provided along the length of the property abutting residential.
13. Provide a detail of the wall.
14. Show the outline of all rooftop equipment on the elevation drawings.



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15. Provide a point by point narrative of how this project complies with Neighborhood Compatibility Requirements.
16. Provide a point by point narrative of how this project complies with Sec 47-25.2 Adequacy Requirements.
17. Final DRC sign offs must be obtained within 90 days of this meeting.
18. Additional comments may be forthcoming at the DRC.

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**Division:** Police **Member:** Det. Gary J. Gorman  
954-828-6421

**Project Name:** Le Rocher Haitian Baptist Church **Case #:** 18-R-03

**Date:** 3/11/03

**Comments:**

1. Will impact resistant glass be used or at least a polyester, film (8) mils thick on all vulnerable glass areas?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. Will solid entry doors have 180 degree viewing devices? (peep hole)
4. All entry doors and locking devices will have sufficient security rating.
5. Will there be a perimeter security system installed to include glass break detection, and panic buttons for emergency conditions?
6. Rear roof access ladder should have a security gate to limit unauthorized access.
7. **Please submit comments in writing prior to DRC sign-off.**

<b>Division:</b>	Zoning	<b>Member:</b>	Terry Burgess 954-828-5913
<b>Project Name:</b>	Le Rocher Haitian Baptist Church	<b>Case #:</b>	18-R-03
<b>Date:</b>	3/11/03		

1. Required buffer wall shall extend to within three (3) feet of the property line of S.W. 34<sup>th</sup> Ave. pursuant to section 47-25.3.A.3.d.iv.
2. A minimum of a twelve (12) foot landscape strip shall be provided where the nonresidential property parking abuts residential zoned and used property pursuant to section 47-25.3.A.3.d.ii.
3. In accordance with section 47-20.11 Parking Geometric Standards ninety (90) degree angled parking spaces shall provide a minimum of a twenty-four (24) foot aisle width.
4. Discuss stacking and site circulation requirement with the applicant and Engineering representative.
5. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
6. Light fixtures shall comply with the setback requirements of the zoning district in which they are located pursuant to section 47-19.2.R.
7. All roof mounted equipment shall be screened from view pursuant to section 47-19.2.Z.
8. Discuss access from handicap parking space to building with applicant.
9. Additional comments may be added at DRC meeting.